



**PLANNING COMMISSION
REGULAR MEETING
Thursday, January 4, 2024 - 7:00 PM**

**Board Meeting Room
39 Bank Street, SE,
Chatham, Virginia 24531**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. MOMENT OF SILENCE

4. PLEDGE OF ALLEGIANCE

5. HEARING OF THE CITIZENS

Each person addressing the Board under Hearing of the Citizens shall be a resident or land owner of the County, or the registered agent of such resident or land owner. Each person shall step up, give his/her name and district in an audible tone of voice for the record, and unless further time is granted by the Chairman, shall limit his/her address to three (3) minutes. No person shall be permitted to address the Board more than once during Hearing of the Citizens. All remarks shall be addressed to the Board as a body and not to any individual member thereof. Hearing of the Citizens shall last for a maximum of forty-five (45) minutes. Any individual that is signed up to speak during said section who does not get the opportunity to do so because of the aforementioned time limit, shall be given speaking priority at the next Board meeting. Absent Chairman's approval, no person shall be able to speak who has not signed up.

6. APPROVAL OF AGENDA

7. APPROVAL OF MINUTES

- a. December Board Meeting Minutes Approval (Staff Contact: Emily Ragsdale)

8. CHAIRMAN'S REPORT

9. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to

make recommendations to the Board of Supervisors or the Board of Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

- a. Case R-24-001 James and Betty Garrett; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. (Mease) (Staff Contact: Emily Ragsdale)
- b. Case S-24-001 James and Carolyn Calhoun; Special Use Permit for the Sales, Service, and Repair of Automobiles accordance with Pittsylvania County Code § 35-179. (Mease) (Staff Contact: Emily Ragsdale)
- c. Case S-24-002 Valerie McKenzie; Special Use Permit for the Placement of a Double-wide Manufactured Home in accordance with Pittsylvania County Code § 35-223 (Oakes) (Staff Contact: Emily Ragsdale)

10. OLD BUSINESS

11. NEW BUSINESS

12. ADJOURNMENT



PLANNING COMMISSION

EXECUTIVE SUMMARY

Action Item

Agenda Title:	December Board Meeting Minutes Approval				
Staff Contact(s):	Emily Ragsdale				
Agenda Date:	January 4, 2024	Item Number:	7.a.		
Attachment(s):	<table><tr><td>1.</td><td>12052023 PC Minutes</td></tr></table>			1.	12052023 PC Minutes
1.	12052023 PC Minutes				
Reviewed By:					

SUMMARY:

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

MOTION:

**PLANNING COMMISSION
REGULAR MEETING
Tuesday, December 5, 2023 - 7:00 PM**

**Board Meeting Room
39 Bank Street, SE,
Chatham, Virginia 24531**

MINUTES

1. CALL TO ORDER

2. ROLL CALL

3. MOMENT OF SILENCE

The Board observed a moment of silence.

4. PLEDGE OF ALLEGIANCE

The Board recited the Pledge of Allegiance.

5. HEARING OF THE CITIZENS

Each person addressing the Board under Hearing of the Citizens shall be a resident or land owner of the County, or the registered agent of such resident or land owner. Each person shall step up, give his/her name and district in an audible tone of voice for the record, and unless further time is granted by the Chairman, shall limit his/her address to three (3) minutes. No person shall be permitted to address the Board more than once during Hearing of the Citizens. All remarks shall be addressed to the Board as a body and not to any individual member thereof. Hearing of the Citizens shall last for a maximum of forty-five (45) minutes. Any individual that is signed up to speak during said section who does not get the opportunity to do so because of the aforementioned time limit, shall be given speaking priority at the next Board meeting. Absent Chairman's approval, no person shall be able to speak who has not signed up.

HEARING OF THE CITIZENS

No citizens signed up to speak.

6. APPROVAL OF AGENDA

Upon motion of Mrs. Mease, seconded by Mr. Oakes, and by a unanimous vote, the agenda was approved as presented.

RESULT: Approve

MOVER: Janet Mease

SECONDER: Gary Oakes

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb

NOES: None

ABSTAIN: None

7. APPROVAL OF MINUTES

Upon motion of Mr. Webb, seconded by Mr. Waters, and by a unanimous vote, the minutes were approved as presented.

RESULT: Approve

MOVER: Fred Webb

SECONDER: Waters

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb

NOES: None

ABSTAIN: None

- a. November Board Meeting Minutes Approval (Staff Contact: Emily Ragsdale)
- a. November Board Meeting Minutes Approval

8. CHAIRMAN'S REPORT

Mr. Harker stated that he will recuse himself from hearing case R-23-030 as it is a conflict of interest.

9. PUBLIC HEARING

Pursuant to Article V, Division 7 of the Pittsylvania County Zoning Ordinance, we the Planning Commission have been empowered to hear and decide specific applications in support of said ordinance and to make recommendations to the Board of Supervisors or the Board of Zoning Appeals. In accomplishing this important task, we are charged with promoting the health, safety, and general welfare of the citizens of Pittsylvania County. We must insure that all our decisions and recommendations be directed to these goals and that each be consistent with the environment, the comprehensive plan and in the best interest of Pittsylvania County, its citizens and its posterity. Anyone here to speak to the board regarding zoning cases will be limited to (3) three minutes.

PUBLIC HEARING

- a. Public Hearing: Case R-23-017 Gwendolyn Averett; Rezoning from RC-1, Residential Combined Subdivision District, to B-2, Business District, General (Brown) (Staff Contact: Emily Ragsdale)
- a. Public Hearing: Case R-23-017 Gwendolyn Averett; Rezoning from RC-1, Residential Combined Subdivision District, to B-2, Business District, General (Brown)
Mr. Harker opened the public hearing at 7:04 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Gwendolyn Averett, had petitioned to rezone 1.80 acres, from RC-1, Residential Combined

Subdivision District, to B-2, Business District, General, to allow for a daycare facility. Mr. and Mrs. Averett were present. Mrs. Averett represented the petition. She spoke about the need for child care in the Ringgold area. Shelby Tate signed up to speak and she sent a letter to the Board stating her concerns. She said she was concerned about the B-2, Business District, General, zoning and any other businesses that could occupy the property in the future. She said she is opposed to any other business operating there other than a daycare facility. She would like the Averett's to offer a proffer stating that only a daycare would be allowed. The Averett's came back to address Mrs. Tate's concerns, Mr. Harker asked if they were willing to offer a proffer to limit this to a daycare, they stated they were willing to do that before the case is heard at the Board of Supervisors meeting in January. Mr. Harker closed the public hearing at 7:20 p.m. A motion was made by Mrs. Henderson, seconded by Mrs. Mease to recommend the Board of Supervisors grant the rezoning request.

RESULT: Approve

MOVER: Colette Henderson

SECONDER: Janet Mease

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb

NOES: None

ABSTAIN: None

- b. Public Hearing: Case R-23-030 James Hubbard; Rezoning from R-1, Residential Suburban Subdivision District, to B-2, Business District, General (Harker) (Staff Contact: Emily Ragsdale)
- b. Public Hearing: Case R-23-030 James Hubbard; Rezoning from R-1, Residential Suburban Subdivision District, to B-2, Business District, General (Harker)

Chairman Harker recused himself from hearing this case. Mrs. Henderson opened the public hearing at 7:23 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that James Hubbard had petitioned to rezone 3.0 acres from R-1, Residential Suburban Subdivision District, to B-2, Business District, General to allow for a public garage. James Hubbard represented the petition. He stated he has cleaned the property up and it will stay that way. Minnie and Anderson Bradner spoke saying this has been a residential area for years. They have concerns about gasoline running down onto their property and contaminating their well. They also have concerns about the increase in traffic. They would prefer not having a public garage next door. Mr. Hubbard came back and said that he does not plan on storing any vehicles outside. Mrs. Henderson closed the public hearing at 7:36 p.m. A motion was made by Mr. Waters, seconded

by Mr. Oakes to recommend the Board of supervisors grant the rezoning request.

RESULT: Approve

MOVER: Richard Waters

SECONDER: Gary Oakes

AYES: Colette Henderson, Gary Oakes, Janet Mease, Richard Waters, Fred Webb

NOES: None

ABSTAIN: Nathan Harker

- c. Public Hearing: Case R-23-032 Donald, Larry and Ralph Clay; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Mease) (Staff Contact: Emily Ragsdale)
- c. Public Hearing: Case R-23-032 Donald, Larry and Ralph Clay; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Mease)

Mr. Harker opened the public hearing at 7:38 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Donald, Larry & Wesley Clay, had petitioned to rezone 14.26 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the property to be subdivided. Jarret and Makayla Pierce, children of Donald Clay represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:40 p.m. A motion was made by Mrs. Mease, seconded by Mr. Webb to recommend the Board of Supervisors grant the rezoning request.

RESULT: Approve

MOVER: Janet Mease

SECONDER: Fred Webb

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb

NOES: None

ABSTAIN: None

- d. Public Hearing: Case R-23-033 William Knick; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Webb) (Staff Contact: Emily Ragsdale)
- d. Public Hearing: Case R-23-033 William Knick; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Webb)

Mr. Harker opened the public hearing at 7:41p.m. Mrs. Hayes, Deputy Director of Community Development, reported that William Knick, had petitioned to rezone 4.516 acres, from R-1, Residential Suburban

Subdivision District, to A-1, Agricultural District, to allow for the property to be consolidated with an adjacent property zoned A-1. William Knick represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:42 p.m. A motion was made by Mr. Webb, seconded by Mrs. Henderson to recommend the Board of Supervisors grant the rezoning request.

RESULT: Approve

MOVER: Fred Webb

SECONDER: Colette Henderson

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb

NOES: None

ABSTAIN: None

- e. Public Hearing: Case R-23-034 Dwight Jefferson: Rezoning from R-1, Residential Suburban Subdivision District, to B-2, Business District, General (Mease) (Staff Contact: Emily Ragsdale)
- e. Public Hearing: Case R-23-034 Dwight Jefferson: Rezoning from R-1, Residential Suburban Subdivision District, to B-2, Business District, General (Mease)
Mr. Harker opened the public hearing at 7:43p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Dwight Jefferson, had petitioned to rezone 1.009 acres, from R-1, Residential Suburban Subdivision District, to B-2, Business District, General, to allow for the property to be consolidated with an adjacent property zoned B-2. Dwight Jefferson represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:44 p.m. A motion was made by Mrs. Mease, seconded by Mr. Waters to recommend the Board of Supervisors grant the rezoning request.

RESULT: Approve

MOVER: Janet Mease

SECONDER: Richard Waters

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb

NOES: None

ABSTAIN: None

- f. Public Hearing: Case R-23-036 Clarence and Robin Emerzon; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Staff Contact: Emily Ragsdale)

- f. Public Hearing: Case R-23-036 Clarence and Robin Emerson; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District

Mr. Harker opened the public hearing at 7:46 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Clarence and Robin Emerson, had petitioned to rezone 6.17 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for a wayside stand. Mrs. Hayes represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:47 p.m. A motion was made by Mr. Waters, seconded by Mr. Oakes to recommend the Board of Supervisors grant the rezoning request.

RESULT: Approve

MOVER: Richard Waters

SECONDER: Gary Oakes

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb

NOES: None

ABSTAIN: None

- g. Public Hearing: Case R-23-037 Jonathan Wachendorfer; Rezoning from R-1, Residential Suburban Subdivision District, to RMF, Residential Multi-Family District (Webb) (Staff Contact: Emily Ragsdale)
- g. Public Hearing: Case R-23-037 Jonathan Wachendorfer; Rezoning from R-1, Residential Suburban Subdivision District, to RMF, Residential Multi-Family District (Webb)

Mr. Harker opened the public hearing at 7:48 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Jonathan Wachendorfer, had petitioned to rezone two parcels totaling 1.392 acres, from R-1, Residential Suburban Subdivision District, to RMF, Residential Multi-Family District, to allow for duplexes to be constructed on the property. Mrs. Hayes represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:50 p.m. A motion was made by Mr. Webb, seconded by Mrs. Mease to recommend the Board of Supervisors grant the rezoning request.

RESULT: Approve

MOVER: Fred Webb

SECONDER: Janet Mease

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb

NOES: None

ABSTAIN: None

- h. Public Hearing: Case R-23-038 Morris Smith; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Henderson) (Staff Contact: Emily Ragsdale)
- h. Public Hearing: Case R-23-038 Morris Smith; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District (Henderson)
Mr. Harker opened the public hearing at 7:50 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Morris Smith, had petitioned to rezone 7.595 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow for the property to be subdivided. Morris Smith represented the petition. There was no opposition. Mr. Harker closed the public hearing at 7:51 p.m. A motion was made by Mrs. Henderson, seconded by Mr. Webb to recommend the Board of Supervisors grant the rezoning request.

RESULT: Approve

MOVER: Colette Henderson

SECONDER: Fred Webb

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb

NOES: None

ABSTAIN: None

- i. Public Hearing: Case S-23-020 Daniel and Ksenia Moore; Special Use Permit for a Slaughterhouse/Meat Processing (Mease) (Staff Contact: Emily Ragsdale)
- i. Public Hearing: Case S-23-020 Daniel and Ksenia Moore; Special Use Permit for a Slaughterhouse/Meat Processing (Mease)
Mr. Harker opened the public hearing at 7:52 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that, Daniel and Ksenia Moore had petitioned for a Special Use Permit on 39.73 acres, to allow for a Slaughterhouse/Meat Processing facility. Richard Moore represented the petition. Bonnie Baker spoke, she does not have a problem with the SUP as long as the business stays small. She does have concerns with the increase in traffic. Mr. Harker closed the public hearing at 8:00 p.m. A motion was made by Mrs. Mease, seconded by Mrs. Henderson to recommend the Board of Zoning Appeals grant the Special Use Permit with the two conditions recommended by staff: 1. All waste created by the use must be disposed of in accordance with all State and Federal regulations.
2. The property entrance shall meet all VDOT requirements for a

commercial entrance. A motion was made by Mrs. Mease, seconded by Mrs. Henderson to recommend the Board of Zoning Appeals grant the Special Use Permit.

RESULT: Approve

MOVER: Mease

SECONDER: Henderson

AYES: Mease, Henderson, Oakes, Harker, Waters, Webb

NOES: None

ABSTAIN: None

- j. Public Hearing: Case S-23-021 Richard Holbrook; Special Use Permit for a School (Webb) (Staff Contact: Emily Ragsdale)
- j. Public Hearing: Case S-23-021 Richard Holbrook; Special Use Permit for a School (Webb)

Mr. Harker opened the public hearing at 8:04 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that, Richard Holbrook had petitioned for a Special Use Permit on .71 acres, to allow for a school, and a youth diversion program. Montana Tarpley represented the petition. There was no opposition to the petition. Mr. Harker closed the public hearing at 8:05 p.m. A motion was made by Mr. Webb, seconded by Mrs. Henderson to recommend the Board of Zoning Appeals grant the Special Use Permit. A motion was made by Mr. Webb, seconded by Mrs. Henderson to recommend the Board of Zoning Appeals grant the Special Use Permit.

RESULT: Approve

MOVER: Fred Webb

SECONDER: Colette Henderson

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb

NOES: None

ABSTAIN: None

- k. Public Hearing: Case S-23-022 Beverly Grisales; Special Use Permit for a Beauty Shop (Webb) (Staff Contact: Emily Ragsdale)
- k. Public Hearing: Case S-23-022 Beverly Grisales; Special Use Permit for a Beauty Shop (Webb)

Mr. Harker opened the public hearing at 8:06 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Beverly Grisales had petitioned for a Special Use Permit on .089 acres, to allow for a beauty shop. Sally Burnett represented the petition. There was no opposition to

the petition. Mr. Harker closed the public hearing at 8:09 p.m. A motion was made by Mr. Webb, seconded by Mr. Waters to recommend the Board of Zoning Appeals grant the Special Use Permit with two conditions recommended by staff. 1. If hair or nail services are offered at this location, all USBC requirements shall be met.

2. The business shall not employ anyone not residing on the property.

- I. Public Hearing: Case S-23-023 Chancellor and Samantha Turner; Special Use Permit for the placement of a Singlewide Manufactured Home (Oakes) (Staff Contact: Emily Ragsdale)
- I. Public Hearing: Case S-23-023 Chancellor and Samantha Turner; Special Use Permit for the placement of a Singlewide Manufactured Home (Oakes)

Mr. Harker opened the public hearing at 8:10 p.m. Mrs. Hayes, Deputy Director of Community Development, reported that Chancellor and Samantha Turner had petitioned for a Special Use Permit on 1.47 acres, to allow for the placement of a single-wide mobile home. Mrs. Hayes represented the petition. There was no opposition to the petition. Mr. Harker closed the public hearing at 8:10 p.m. A motion was made by Mr. Oakes, seconded by Mr. Webb to recommend the Board of Zoning Appeals grant the Special Use Permit.

RESULT: Approve

MOVER: Gary Oakes

SECONDER: Fred Webb

AYES: Colette Henderson, Gary Oakes, Janet Mease, Nathan Harker, Richard Waters, Fred Webb

NOES: None

ABSTAIN: None

10. OLD BUSINESS

There was no old business.

11. NEW BUSINESS

There was no new business.

12. ADJOURNMENT

The meeting was adjourned at 8:11 p.m.



PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Case R-24-001 James and Betty Garrett; Rezoning from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District. (Mease)		
Staff Contact(s):	Emily Ragsdale		
Agenda Date:	January 4, 2024	Item Number:	9.a.
Attachment(s):	1.	R-24-001 Garrett App	
	2.	R-24-001 Garrett Map	
	3.	R-24-001 Garrett Plat	
Reviewed By:			

SUMMARY:

SUBJECT

Requested by James and Betty Garrett, to rezone property located State Road 841/Stillmeadow Road, in the Callands-Gretna Election District and shown on the Tax Maps as part of GPIN # 1444-80-1822. The applicant is requesting to rezone 2.952 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be consolidated with an adjacent parcel zoned A-1.

BACKGROUND/DISCUSSION

James and Betty Garrett are requesting to rezone 2.952 acres from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, to allow the property to be added to an adjacent property zoned A-1. The property is currently zoned R-1, Residential Suburban Subdivision District. If rezoned, the property will be consolidated with an adjacent parcel currently zoned A-1, Agricultural District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *James E. Garrett & Betty T. Garrett* has been submitted with the application to identify the area where zoning changes are necessary and to

present the proposed property line adjustments.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case R-24-001, submitted by James and Betty Garrett, requesting to rezone 2.952 acres located State Road 841/Stillmeadow Road, in the Callands-Gretna Election District and shown on the Tax Maps as part of GPIN # 1444-80-1822. The subject property is adjacent to property currently zoned A-1, Agricultural District, and the rezoning would be consistent with the Comprehensive Plan.

MOTION:

1. Recommend approval of Case R-24-001 as submitted.
2. Recommend denial of Case R-24-001 as submitted.

STAFF SUMMARY

<u>CASE</u> R-24-001	<u>ZONING REQUEST</u> R-1 to A-1	<u>CYCLE</u> January 2024/February 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> James and Betty Garrett are requesting to rezone property from R-1, Residential Subdivision District to A-1, Agricultural District		PLANNING COMMISSION: January 4, 2024
DISTRICT: Callands-Gretna		BOARD OF SUPERVISORS: February 20, 2024
		ADVERTISED: December 20 & 27, 2023 and January 24 & 31, 2024

SUBJECT

Requested by James and Betty Garrett, to rezone property located State Road 841/Stillmeadow Road, in the Callands-Gretna Election District and shown on the Tax Maps as part of GPIN # 1444-80-1822. The applicant is requesting to rezone 2.952 acres, from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District, to allow the property to be consolidated with an adjacent parcel zoned A-1.

BACKGROUND/DISCUSSION

James and Betty Garrett are requesting to rezone 2.952 acres from R-1, Residential Suburban Subdivision District to A-1, Agricultural District, to allow the property to be added to an adjacent property zoned A-1. The property is currently zoned R-1, Residential Suburban Subdivision District. If rezoned, the property will be consolidated with an adjacent parcel currently zoned A-1, Agricultural District. All properties must share the same zoning classification to be consolidated, requiring the subject property to be rezoned prior to consolidation.

A plat titled *James E. Garrett & Betty T. Garrett* has been submitted with the application to identify the area where zoning changes are necessary and to present the proposed property line adjustments.

Once the property is rezoned to A-1, all uses listed under Section 35-178 are a permitted use.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case R-24-001, submitted by James and Betty Garrett, requesting to rezone 2.952 acres located State Road 841/Stillmeadow Road, in the Callands-Gretna Election District and shown on the Tax Maps as part of GPIN # 1444-80-1822. The subject property is adjacent to property currently zoned A-1, Agricultural District, and the rezoning would be consistent with the Comprehensive Plan.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-24-001 as submitted.
2. Recommend denial of Case R-24-001 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

PITTSYLVANIA COUNTY APPLICATION FOR REZONING

I, James Garrett., as owner of the below described property, hereby apply to the Pittsylvania County Board of Supervisors to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: James Garrett
Address: 1481 Stillmeadow Rd, Axton, VA 24054

- 2. Location of Property:** On Stillmeadow Road

Telephone: 434-724-1223

3. Tax Map Numbers: part of 1444-80-1822

- #### 4. Election District: Callands-Gretna

Total Amount: \$334.12

Taken By: Ch 1073

5. Size of Property: 2.952 acres

KH

- ## 6. Existing Land Use: Related Agricultural buildings

Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: To combine with the adjacent farm

Proposed Zoning: A-1, Agricultural District

8. Are conditions being proffered: Yes ☐ X No ☒

9. Check completed items:

X Letter of Application ___ Site Development Plan or Waiver X Legal Forms
___ 11"x 17" Concept Plan X Application Fee ___ List of Adjoining Properties
X Plat Map ___ Copy of Deed ___ Copy of Deed Restrictions
Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

James Garrett
James Garrett

OFFICE USE ONLY

Application Deadline: 11/30/23

Received By: ESR

B.O.S. Meeting Date: 02/20/24

Application No. R-24-001

P.C. Meeting Date: 01/04/24

Date Received: 11/30/23

Action: _____

VIRGINIA:

BEFORE THE BOARD OF SUPERVISORS OF PITTSYLVANIA COUNTY

2.952 acres of land, generally located)
on Stillmeadow Road)
the Callands-Gretna Election District and recorded)
part of parcel ID # 1444-80-1822 in the)
Pittsylvania County tax records.)

PETITION

TO THE HONORABLE SUPERVISORS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner, James Garrett, respectfully file this Petition pursuant to Sections 35-806 and 35-807 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is are the owner of the above-referenced parcel.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have this part of the property rezoned to A-1, Agricultural District.

WHEREFORE, your Petitioner respectfully request that the Zoning Ordinance of Pittsylvania County be amended and that the above-referenced parcel of land be rezoned as set out in Number 3.

FURTHER, your Petitioner respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,



James Garrett

November 30, 2023

Mrs. Emily Ragsdale
Director of Community Development
P. O. Drawer D
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, James Garrett, as owner, would like to apply to the Planning Commission/Board of Supervisors to rezone 2.952 acres, part of GPIN # 1440-80-1822, located on Stillmeadow Road, in the Callands-Gretna Election District.

I am requesting to rezone this portion of the parcel from R-1, Residential Suburban Subdivision District, to A-1, Agricultural District to combine with the adjacent farm.

Sincerely,


James Garrett



OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

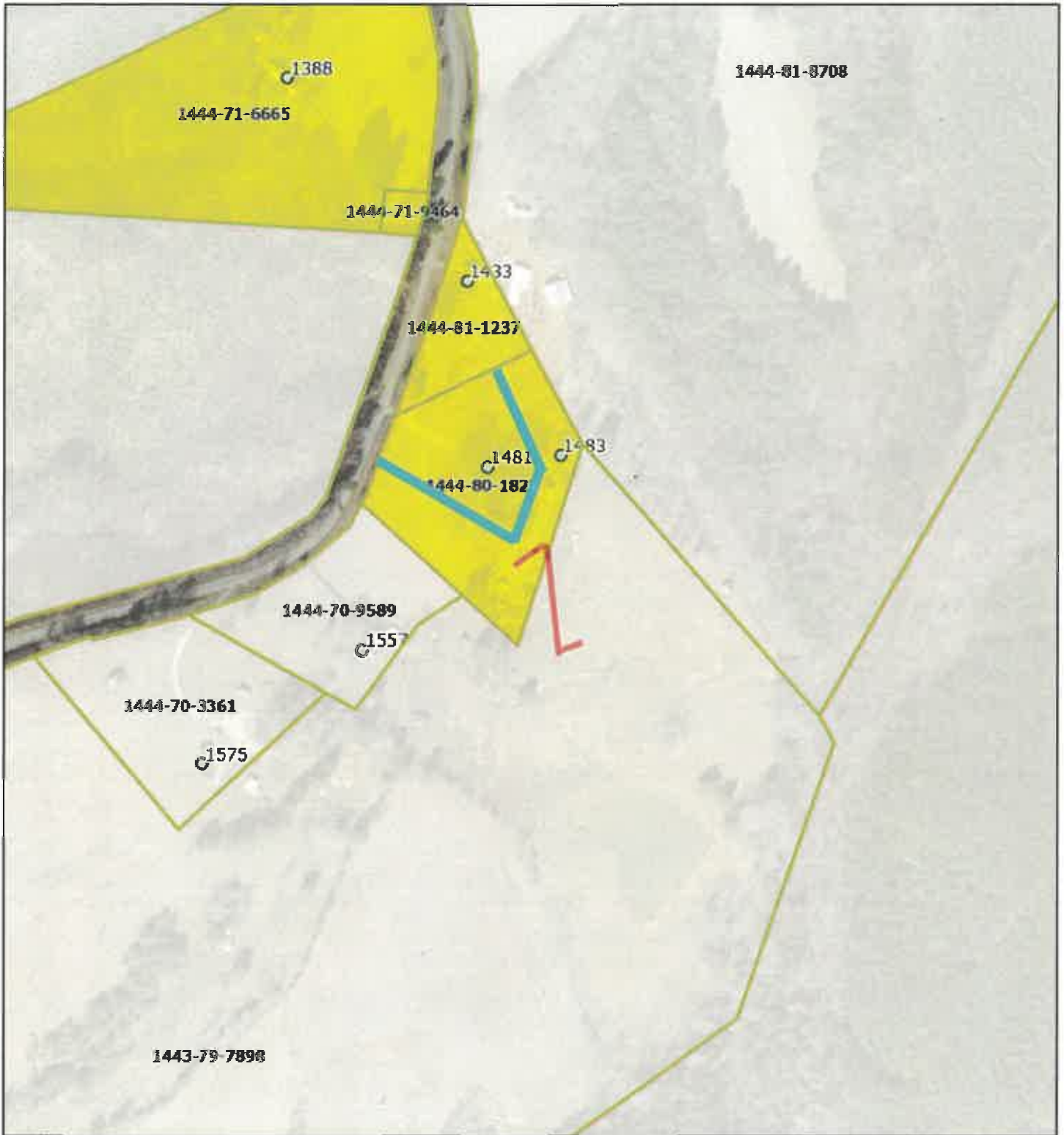
Case B-24-001 Applicant Jane Garrett Date 12-27-2023

Sworn to and subscribed before me in my presence this _____ day of _____, in my City and State aforesaid, by _____
Notary Public. My commission Expires: _____

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1443-79-7898	GARRETT, JAMES E	1481 STILLMEADOW RD	AXTON, VA 24054
1444-70-9589	LAMBERT, MARY G LIFE TENANT ET ALS	1557 STILLMEADOW RD	AXTON, VA 24054
1444-61-5140	MAX KENDALL INC	8261 MOUNTAIN VALLEY RD	AXTON, VA 24054
1444-81-8708	JANKE, MELVIN G TRUSTEE ET ALS	1381 STILLMEADOW RD	AXTON, VA 24054
1444-81-1237	GARRETT, BRIAN EDWARD	1433 STILLMEADOW RD	AXTON, VA 24054
1444-80-1822	GARRETT, JAMES E	1481 STILLMEADOW RD	AXTON, VA 24054

R-24- Garrett

ArcGIS Web Map



11/30/2023, 9:10:05 AM

Virginia Cities and Counties

County

Tax Parcels (All)

Assessed Parcels

Assessed Parcels Labels

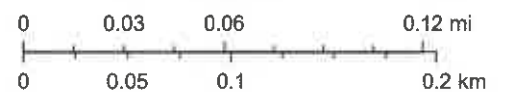
Addresses

Zoning Districts

Agricultural

Residential Suburban Subdivision

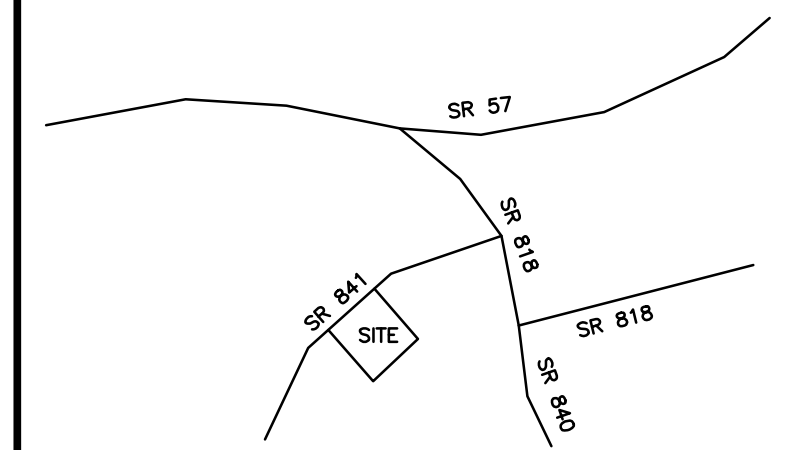
1:4,514



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ArcGIS Web AppBuilder

Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Virginia



LEGEND

◎	IPF	IRON PIPE FOUND
◎	IRF	IRON ROD FOUND
◎	IRS	IRON ROD SET
▲		COMPUTED POINT
	PIN	PARCEL ID NUMBER
○-○	UP	UTILITY POLE
R/W		RIGHT-OF-WAY
- - - - -		OVERHEAD UTILITY LINE



PITTSYLVANIA COUNTY VIRGINIA

**SITUATED IN
TUNSTALL MAGISTERIAL DISTRICT
BEING PIN : 1443-80-1822
PLAT OF SURVEY SHOWING
CHANGE IN LOT LINES
PLAT OF SURVEY
FOR :**

**JAMES E. GARRETT &
BETTY T. GARRETT**

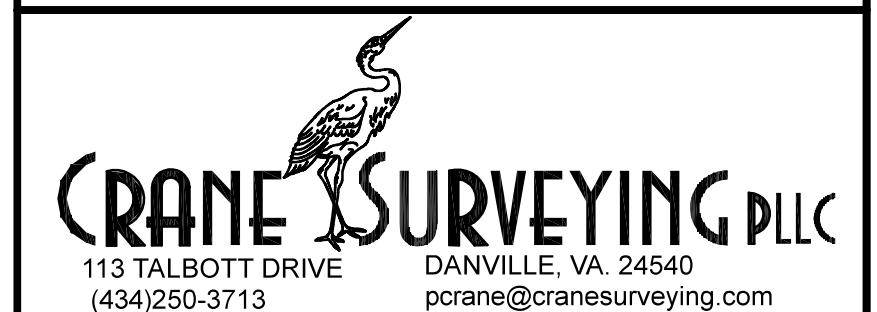
DATE : NOVEMBER 8, 2023

SCALE : 1"=100'



THIS SURVEY DOES NOT REQUIRE APPROVAL BY THE
PITTSYLVANIA COUNTY SUBDIVISION AGENT.

PITTSYLVANIA CO. SUBDIVISION AGENT _____ DATE _____





PLANNING COMMISSION

EXECUTIVE SUMMARY

Rezoning Case

Agenda Title:	Case S-24-001 James and Carolyn Calhoun; Special Use Permit for the Sales, Service, and Repair of Automobiles accordance with Pittsylvania County Code § 35-179. (Mease)		
Staff Contact(s):	Emily Ragsdale		
Agenda Date:	January 4, 2024	Item Number:	9.b.
Attachment(s):	1.	S-24-001 Calhoun App	
	2.	S-24-001 Calhoun Map	
Reviewed By:			

SUMMARY:

SUBJECT

Requested by James and Carolyn Calhoun, for a Special Use Permit for the sales, service, and repair of automobiles in accordance with Pittsylvania County Code § 35-179. The property is 5.75 acres, located on State Road 777/Yorkshire Road in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 1572-73-8946.

BACKGROUND/DISCUSSION

James and Carolyn Calhoun are requesting a Special Use Permit for the sales, service, and repair of automobiles in accordance with Pittsylvania County Code § 35-179. The applicants are requesting to operate a used car lot at this location and are proposing to use the existing structure on the property. A gas station was previously in operation on the subject property, but this use has been discontinued. If the Special Use Permit is approved, a Change of Use for the structure will be required under the Uniform Statewide Building Code. The structure will have to conform to the requirements of the 2018 Building Code before the Certificate of Occupancy can be issued. Parking for customers will be required to be provided in accordance with Pittsylvania County Code § 35-82. Vehicles for sale will be parked in an area in front of the existing building, as shown on the site plan submitted by the applicant. VDOT has looked at the property and feels comfortable that a low volume commercial entrance can

be permitted at this location.

SURROUNDING LAND USE AND ZONING DISTRICTS

Mostly surrounded by R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, zoned properties.

SITE DEVELOPMENT PLAN

An existing building will be used for this operation. A site plan is included.

FINANCIAL IMPACT AND FUNDING SOURCE:

RECOMMENDATION:

Staff recommends APPROVAL of Case S-24-001 with the following conditions:

1. If conducted on property, repair activities shall be contained within an enclosed structure.
2. Inoperable vehicles shall not be stored on the property for longer than sixty (60) days in accordance with Pittsylvania County Code Chapter 9 and must be stored in an area screened in accordance with PCC § 35-121. Screened areas for inoperable vehicles shall be a minimum of 50 feet from adjacent property lines.
3. Onsite parking must be provided in accordance with PCC § 35-82.
4. Any vehicles on the lot for sale must be parked within a designated parking area. Vehicles cannot be parked on grass areas.

MOTION:

1. Recommend approval of Case S-24-001 as submitted.
2. Recommend approval of Case S-24-001 subject to conditions by staff.
3. Recommend approval of Case S-24-001 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-24-001 as submitted.

STAFF SUMMARY

<u>CASE</u> S-24-001	<u>ZONING</u> SUP	<u>CYCLE</u> January 2024/February 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> James and Carolyn Calhoun are requesting a Special Use Permit for sales, service, and repair of automobiles. <u>DISTRICT:</u> Callands-Gretna Election District		<u>PLANNING COMMISSION:</u> January 4, 2024 <u>BOARD OF ZONING APPEALS:</u> February 12, 2024 <u>ADVERTISED:</u> December 20 & 27, 2023 and January 24 & 31, 2024

SUBJECT

Requested by James and Carolyn Calhoun, for a Special Use Permit for the sales, service, and repair of automobiles in accordance with Pittsylvania County Code § 35-179. The property is 5.75 acres, located on State Road 777/Yorkshire Road in the Callands-Gretna Election District and shown on the Tax Maps as GPIN # 1572-73-8946.

BACKGROUND/DISCUSSION

James and Carolyn Calhoun are requesting a Special Use Permit for the sales, service, and repair of automobiles in accordance with Pittsylvania County Code § 35-179. The applicants are requesting to operate a used car lot at this location and are proposing to use the existing structure on the property. A gas station was previously in operation on the subject property, but this use has been discontinued. If the Special Use Permit is approved, a Change of Use for the structure will be required under the Uniform Statewide Building Code. The structure will have to conform to requirements of the 2018 Building Code before the Certificate of Occupancy can be issued. Parking for customers will be required to be provided in accordance with Pittsylvania County Code § 35-82. Vehicles for sale will be parked in an area in front of the existing building, as shown on the site plan submitted by the applicant. VDOT has looked at property and feels comfortable that a low volume commercial entrance can be permitted at this location.

SURROUNDING LAND USE AND ZONING DISTRICTS

Mostly surrounded by R-1, Residential Suburban Subdivision District, and A-1, Agricultural District, zoned properties.

SITE DEVELOPMENT PLAN

An existing building will be used for this operation. A site plan is included.

RECOMMENDATION

Staff recommends APPROVAL of Case S-24-001 with the following conditions:

1. If conducted on property, repair activities shall be contained within an enclosed structure.
2. Inoperable vehicles shall not be stored on the property for longer than sixty (60) days in accordance with Pittsylvania County Code Chapter 9 and must be stored in an area screened in accordance with PCC § 35-121. Screened areas for inoperable vehicles shall be a minimum of 50 feet from adjacent property lines.

3. Onsite parking must be provided in accordance with PCC § 35-82.
4. Any vehicles on the lot for sale must be parked within a designated parking area. Vehicles cannot be parked on grass areas.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-24-001 as submitted.
2. Recommend approval of Case S-24-001 subject to conditions by staff.
3. Recommend approval of Case S-24-001 subject to conditions by the Planning Commission.
4. Recommend denial of Case S-24-001 as submitted.

ATTACHMENTS:

- A. Application
- B. Letter of Intent
- C. Executive Summary
- D. Petition
- E. Sign Affidavit
- F. Adjacent Parcel Owners

Emily Ragsdale, AICP, CZA

From: Craddock, Joseph (VDOT) <Joseph.Craddock@VDOT.Virginia.gov>
Sent: Monday, December 18, 2023 3:29 PM
To: Emily Ragsdale, AICP, CZA
Subject: Parcel number 1572-73-8946, proposed car lot

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Emily,

I looked at the entrance to the subject parcel to determine suitability for commercial use. The location does have good sight distance. If the proposed use would be a "low volume commercial entrance" (50 or less vehicle trips per day), then it could be used as-is. If it will generate a higher volume of traffic, then it will need to be upgraded to the standards of a moderate volume or full commercial entrance (paving, geometric improvements, etc.).

Please let me know if you have any questions or need any additional information.

Thanks,

Jay



Jay Craddock
Assistant Resident Engineer / Halifax Residency
Virginia Department of Transportation
434-433-3142
Joseph.Craddock@VDOT.Virginia.gov

**PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

I, James Calhoun, as Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: James Calhoun

Address: 1496 Yorkshire Drive, Sandy Level, VA 24161

Telephone: (757) 617-7069

2. Location of Property: Yorkshire Drive

Total Amt: \$350.00

Taken By: K. Hayes #547

3. Tax Map Number 1572-73-8946

4. Election District: Callands-Gretna

5. Size of Property: 5.75 acres

6. Existing Land Use: Retail building

Existing Zoning: A-1, Agricultural District

7. Proposed Land Use: Sales, service and repair of vehicles

8. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Copy of Plat	<input type="checkbox"/> Copy of Deed	<input checked="" type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.



James Calhoun

OFFICE USE ONLY

Application Deadline: 10/30/23

Received By: ESR

B.Z.A. Meeting Date: 02/12/24

Application No. S-24-001

P.C. Meeting Date: 01/04/24

Date Received: 10/30/23

Action: _____

November 30, 2023

Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, James Calhoun, as Owner, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 5.75 acres, located on Yorkshire Drive, in the Callands-Gretna Election District. The property is shown on the Tax Maps as GPIN # 1572-73-8946.

I would like to use the structure and land for the sales, service and repair of vehicles.

Sincerely,


James Calhoun

VIRGINIA:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 5.75 acre parcel of land)
generally located on Yorkshire Drive)
within the Callands-Gretna Election District and) **PETITION**
recorded as parcel # 1572-73-8946 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

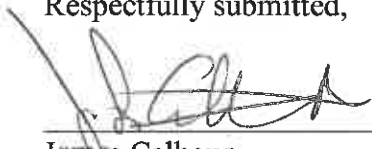
WHEREAS, your Petitioner, James Calhoun, respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is the owner of the above-referenced parcel of land or are filing with the owner's consent.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1, Agricultural District.
- (3) Your petitioner now desires to have a Special Use Permit issued for the sales, service and repair of vehicles.

WHEREFORE, your Petitioners respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

FURTHER, your Petitioners respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,



James Calhoun



OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

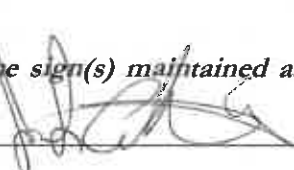
When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

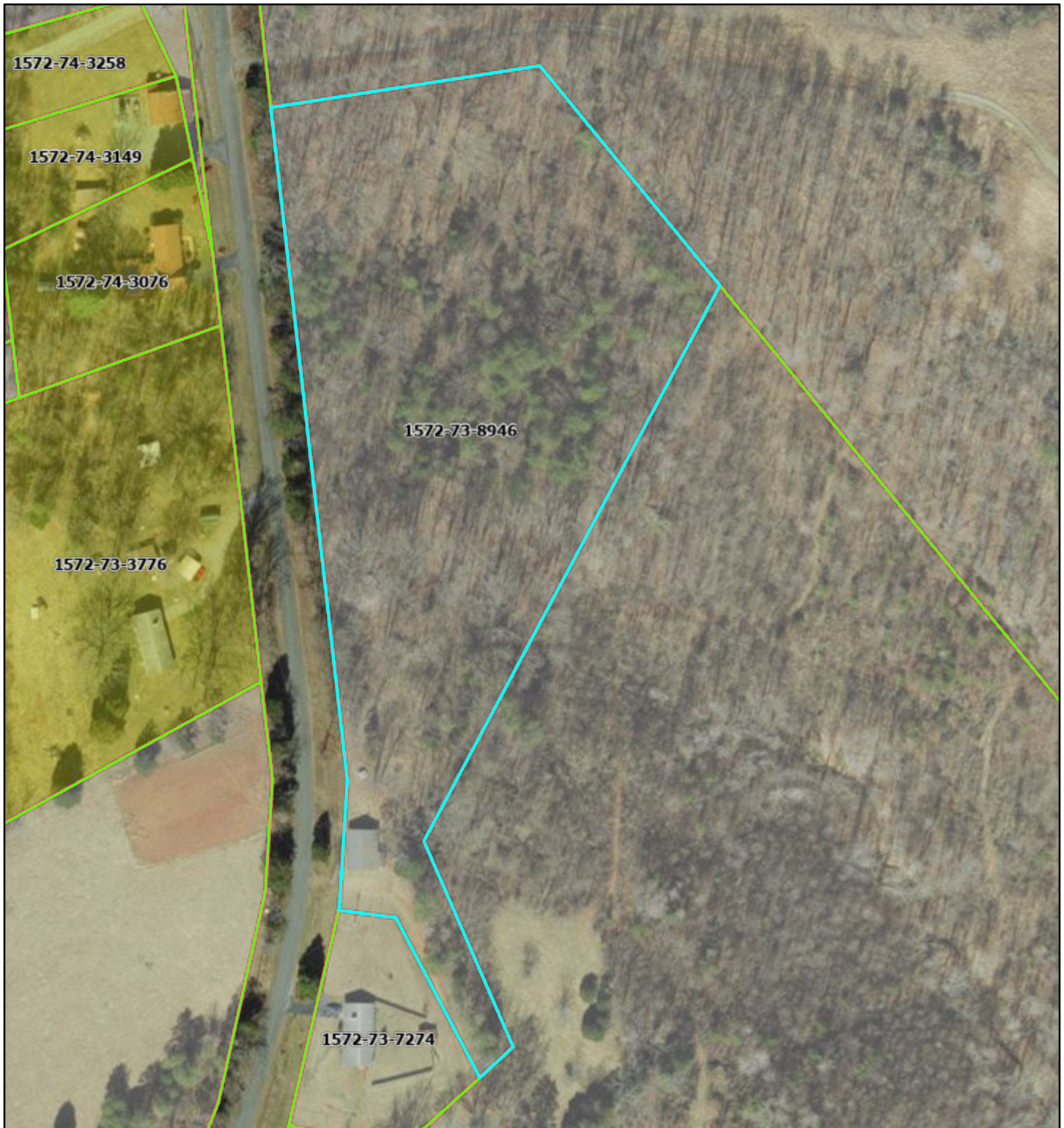
Case _____ Applicant  Date 12/20/2020

Sworn to and subscribed before me in my presence this _____ day of _____, in my City and State aforesaid, by

Notary Public. My commission Expires: _____

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1572-83-9762	SOUDERS, JOSHUA LEE	1740 YORKSHIRE DR	SANDY LEVEL, VA 24161
1572-74-4286	CASSIDY, STEPHEN G	1765 YORKSHIRE DR	SANDY LEVEL, VA 24161
1572-73-3776	CASSIDY, SHIRLEY DUNBAR	1629 YORKSHIRE DR	SANDY LEVEL, VA 24161
1572-73-7274	Applicant		
1572-73-8946	Applicant		
1572-72-6673	CASSIDY, STEPHEN G		
1572-72-7673	BARBOUR, VIRGINIA CASSIDY	1847 YORKSHIRE DR	SANDY LEVEL, VA 24161
1572-74-3076	BARBOUR, SEAN PATRICK	1696 YORKSHIRE DR	SANDY LEVEL, VA 24161
1572-74-3149	Above		

ArcGIS Web Map



12/29/2023, 11:04:27 AM

Virginia Cities and Counties



County



Tax Parcels (All)



Assessed Parcels

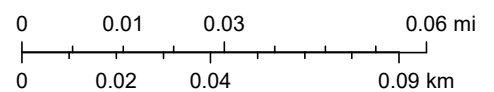
Assessed Parcels Labels

Zoning Districts

Agricultural

Residential Suburban Subdivision

1:2,257



Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Virginia Geographic Information Network (VGIN)

ArcGIS Web AppBuilder

Esri Community Maps Contributors, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | Virginia



PLANNING COMMISSION

EXECUTIVE SUMMARY

Public Hearing

Agenda Title:	Case S-24-002 Valerie McKenzie; Special Use Permit for the Placement of a Double-wide Manufactured Home in accordance with Pittsylvania County Code § 35-223 (Oakes)		
Staff Contact(s):	Emily Ragsdale		
Agenda Date:	January 4, 2024	Item Number:	9.c.
Attachment(s):	1.	S-24-002 McKenzie App	
	2.	S-24-002 McKenzie Map	
Reviewed By:			

SUMMARY:

SUBJECT

Requested by Valerie McKenzie, for a Special Use Permit for the placement of a doublewide manufactured home in accordance with Pittsylvania County Code § 35-223. The property is 0.80 acres, located on State Road 41/Franklin Turnpike in the Tunstall Election District and shown on the Tax Maps as GPIN # 1462-78-6321.

BACKGROUND/DISCUSSION

Valerie McKenzie is requesting a Special Use Permit to allow for the placement of a double-wide mobile home on the property to be used as a personal residence by contractual purchasers of the property. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other mobile homes in the general area. If a Special Use Permit is granted, all applicable setback requirements and Building Code regulations would have to be met before the mobile home could be placed on the property.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by A-1, Agricultural District, and R-1, Residential Suburban Subdivision District zoned properties.

SITE DEVELOPMENT PLAN

N/A

FINANCIAL IMPACT AND FUNDING SOURCE:

None.

RECOMMENDATION:

Staff recommends APPROVAL of Case S-24-002 as submitted.

MOTION:

1. Recommend approval of Case S-24-002 as submitted.
2. Recommend approval of Case S-24-002 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-24-002 as submitted.

STAFF SUMMARY

<u>CASE</u> S-24-002	<u>ZONING REQUEST</u> SUP	<u>CYCLE</u> January 2024/February 2024
<u>SUBJECT/PROPOSAL/REQUEST</u> Valerie McKenzie is requesting a Special Use Permit for the placement of a double-wide mobile home. DISTRICT: Tunstall Election District		PLANNING COMMISSION: January 4, 2024 BOARD OF ZONING APPEALS: February 12, 2024 ADVERTISED: December 20 & 27, 2023 and January 24 & 31, 2024

SUBJECT

Requested by Valerie McKenzie, for a Special Use Permit for the placement of a doublewide manufactured home in accordance with Pittsylvania County Code § 35-223. The property is 0.80 acres, located on State Road 41/Franklin Turnpike in the Tunstall Election District and shown on the Tax Maps as GPIN # 1462-78-6321.

BACKGROUND/DISCUSSION

Valerie McKenzie is requesting a Special Use Permit to allow for the placement of a double-wide mobile home on the property to be used as a personal residence by contractual purchasers of the property. PCC § 35-223 requires a Special Use Permit for mobile homes under the R-1 zoning classification. The property is currently vacant. There are other mobile homes in the general area. If a Special Use Permit is granted, all applicable setback requirements and Building Code regulations would have to be met before the mobile home could be placed on the property.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential.

ZONING OF SURROUNDING PROPERTIES

Mostly surrounded by A-1, Agricultural District, and R-1, Residential Suburban Subdivision District zoned properties.

SITE DEVELOPMENT PLAN

N/A

RECOMMENDATION

Staff recommends APPROVAL of Case S-24-002 as submitted.

PLANNING COMMISSION MOTIONS:

1. Recommend approval of Case S-24-002 as submitted.
2. Recommend approval of Case S-24-002 subject to conditions by the Planning Commission.
3. Recommend denial of Case S-24-002 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary

- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners

**PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT**

I, Valerie McKenzie, as Owner of the below described properties, hereby apply to the Pittsylvania County Board of Zoning Appeals to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Names: Valerie McKenzie

Address: 4949 Strawberry Road, Chatham, VA 24531

Telephone: (434) 432-9706

2. Location of Property: Douglas Drive

Total Amt: \$350.00

Taken By: K. Hayes

3. Tax Map Number 1462-78-6312

4. Election District: Tunstall

5. Size of Property: 0.80 of an acre

6. Existing Land Use: Vacant

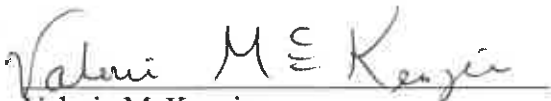
Existing Zoning: R-1, Residential Suburban Subdivision District

7. Proposed Land Use: Placement of a double-wide mobile home

8. Check completed items:

<input checked="" type="checkbox"/> Letter of Application	<input type="checkbox"/> Site Development Plan	<input checked="" type="checkbox"/> Legal Forms
<input type="checkbox"/> 11"x 17" Concept Plan	<input checked="" type="checkbox"/> Application Fee	<input type="checkbox"/> List of Adjoining Properties
<input checked="" type="checkbox"/> Copy of Plat	<input type="checkbox"/> Copy of Deed	<input checked="" type="checkbox"/> Copy of Deed Restrictions Or Covenants

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.


Valerie McKenzie

OFFICE USE ONLY

Application Deadline: 10/30/23

Received By: ESR

B.Z.A. Meeting Date: 02/12/24

Application No. S-24-002

P.C. Meeting Date: 01/04/24

Date Received: 10/30/23

Action: _____

November 30, 2023


Mrs. Emily Ragsdale
Director of Community Development
P. O. Box 426
Chatham, VA 24531

Dear Mrs. Ragsdale:

I, Valerie McKenzie, as Owner, would like to apply to the Planning Commission/ Board of Zoning Appeals for a Special Use Permit on 0.80 of an acre, located on Douglas Drive, in the Tunstall Election District. The property is shown on the Tax Maps as GPIN # 1462-78-6312.

I would like to place a double-wide mobile home on the property.

Sincerely,


Valerie McKenzie

VIRGINIA:

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A .80 of an acre parcel of land)
generally located on Douglas Drive)
within the Tunstall Election District and) **PETITION**
recorded as parcel # 1462-78-6312 in the)
Pittsylvania County tax records.)

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

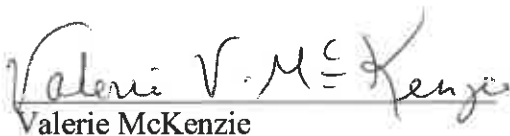
WHEREAS, your Petitioner, Valerie McKenzie, respectfully file this petition pursuant to Sections 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia, 1950, as amended, and would respectfully show the following:

- (1) The Petitioner is the owner of the above-referenced parcel of land or are filing with the owner's consent.
- (2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as R-1, Residential Suburban Subdivision District.
- (3) Your petitioner now desires to have a Special Use Permit issued for placement of a double-wide mobile home

WHEREFORE, your Petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

FURTHER, your Petitioner respectfully request that this petition be referred by the Director of Community Development to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,


Valerie McKenzie



OFFICE OF COMMUNITY DEVELOPMENT
P.O. DRAWER D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818. POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 35-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant within fourteen (14) days following the public hearing for which it was erected.

I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case S-24-002 Applicant Valerie McKeen Date _____

Sworn to and subscribed before me in my presence this _____ day of _____, in my City and State aforesaid, by

Notary Public. My commission Expires: _____

SPECIAL POWER OF ATTORNEY

Property Description (Tax Map Number, Street Address or Common Description, Borough):

Tax Map # 1462-78-6312

I/we Valerie McKenraie, am/are:

_____ the applicant for the above-referenced application

α the owner(s) of the property described above

I/we do hereby make, constitute, and appoint Clayton Homes, authorized agent of The SLP, my/our true and lawful attorney-in-fact, and grant unto my/our attorney-in-fact full power and authority to make any and all applications and execute any related documents required in connection with all zoning and/or permitting matters related to SLP, on the above described property (the "Property"), and to perform all acts and make all agreements as such person shall deem necessary or appropriate in regard to said zoning and/or permitting matters, including but not limited to the following authority: the authority to negotiate with localities; to sign and submit proffers that would constitute binding conditions on the Property; to agree to conditions and bind the Property with conditions, whether through proffers or other agreements; to sign and submit applications, agreements and/or other documents in connection with rezoning, conditional rezoning, special use permits, conditional use permits, special exceptions, zoning variances, building permits and/or any other permits related to SLP, on the Property; and to modify or amend any documents in whole or in part relating to such applications, agreements and related documents.

I/we ratify all actions taken to date in connection with the zoning and/or permitting of the Property related to 549, on the Property.

Valerie McKenzie
Owner: Print Name _____

Commonwealth of Virginia

City/County of _____, to-wit:

Subscribed and sworn to before me this _____ day of _____, _____,

in my City and State aforesaid, by _____

_____, Notary Public.

My Commission Expires: _____

GPIN	ACCOUNT HOLDER	ACCOUNT ADDRESS	ACCOUNT_CSZ
1462-78-3103	BURNETTE, GEORGE V	188 WHITMELL SCHOOL RD	DRY FORK, VA 24549
1462-78-4258	HASKINS, JOHN A	10977 FRANKLIN TURNPIKE	CHATHAM, VA 24531
1462-78-8203	CHESSER, KIMBERLY	101 DOUGLAS DRIVE	DRY FORK, VA 24549
1462-78-5131	WHITLOW, CHRISTY JAMES	104 DOUGLAS DR	DRY FORK, VA 24549
1462-78-6321	MCKENZIE, VALERIE VALENTINA	4949 STRAWBERRY RD	CHATHAM, VA 24531

S-23-018 VALERIE MCKENZIE

ArcGIS Web Map



12/29/2023, 11:05:58 AM

Virginia Cities and Counties



County



Tax Parcels (All)



Assessed Parcels

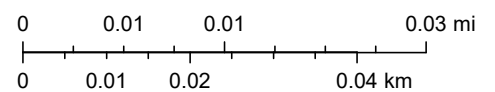
Assessed Parcels Labels

Zoning Districts

Agricultural

Residential Suburban Subdivision

1:1,128



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ArcGIS Web AppBuilder

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